



**HOUSE
STYLE**
End Town
House

**RECEPTION
ROOMS**

2

BEDROOMS

2

EPC RATING

56

**AVAILABLE
IMMEDIATELY**

Delightful RECENTLY RENOVATED and SPACIOUS end town house - close to the center of Shepley village and also the health center - also OFFERING EASY ACCESS TO DELIGHTFUL SURROUNDING COUNTRYSIDE.

This charming end town house, which in our opinion, provides well-proportioned accommodation to both the ground and first floor levels, has recently undergone a great deal of improvement and reappointment, also having been fully redecorated and exhibiting new floor coverings throughout. With gas heating and uPVC double-glazing, it displays principally lawned gardens to both the front and rear and there is a driveway to the side offering off-street parking facilities. It is, of course, well-placed for daily commuting with Shepley railway station being placed within a walk of approximately 250 yards. The accommodation extends to: an entrance hall, a double-aspect lounge, a dining kitchen, two first floor double-bedrooms and a fully tiled shower room.

£575 pcm

Zoopa.co.uk

 **rightmove**.co.uk

 **PrimeLocation**

Butcher Residential (Denby Dale) 361 Wakefield Road, Denby Dale, HD8 8RP

Tel: 01484 943020 Fax: 01484 864220 Email: denbydale@butcherez.co.uk

www.butcherez.co.uk

Registered office: Britannic House, Regent Street, Barnsley, S70 2EQ. Company no: 09784209

Property Details

GROUND FLOOR

ENTRANCE HALLWAY

With a single panel radiator.

LOUNGE

16' 11" x 10' 3" (5.16m x 3.12m) This particularly well-proportioned principal reception room has windows to both the front and rear elevations and as such, enjoys high levels of natural light. There are two double-panel radiators, two wall light points and also a TV aerial lead.



DINING KITCHEN

14' 4" x 11' 2" (4.37m x 3.4m) Providing a generous range of cream-fronted base and eye-level units, to include: a good expanse of worktop surfaces, having an inset 1½ bowl stainless-steel sink unit. There is light oak-effect laminate flooring throughout, a breakfast bar fitment, plumbing facilities for an automatic washing machine, a double-panel radiator, a concealed Worcester gas fired central heating boiler and also a free-standing electric cooker. Furthermore, there is a useful store set beneath the staircase.





FIRST FLOOR



BEDROOM ONE

14' 5" x 10' 4" (4.39m x 3.15m) A well-proportioned double-aspect principal bedroom with two double-panel radiators and also a built-in wardrobe and cupboard.



BEDROOM TWO

11' 4" x 9' 5" (3.45m x 2.87m) Once again have a built-in double-fronted wardrobe with a high-level storage cupboard over, this room is heated by a double-panel radiator.



SHOWER ROOM

8' 0" x 4' 7" (2.44m x 1.4m) Providing a three-piece suite in white, comprising of: a shower cubicle with a Triton electric shower, a corner wash-hand basin and a low-flush WC. In addition, there is a heated chrome towel rail.

LANDING

With a single panel radiator.



OUTSIDE

The property displays lawned gardens to both the front and rear elevations, there is a generous garden store set beneath the rear garden, whilst double wrought-iron gates to the side elevation open out to offer access to a hard-surfaced parking area to the side.



SERVICES

All mains are laid to the property.

HEATING

A gas fired heating system is installed.

DOUBLE-GLAZING

The property benefits from uPVC sealed unit double-glazing.

DIRECTIONS

Post Code for Sat Nav purposes: HD8 9DJ

LANDLORD STIPULATIONS

The landlord stipulates there are to be NO SMOKERS AND NO PETS in the property.

IB/RP

**For More Information please contact our office on 01484 943020, view our website www.butcherez.co.uk,
see us on www.twitter.com/butcherez or email us at denbydale@butcherez.co.uk**

DISCLAIMER

These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty.